

Resources on a Disk



Introduction

Because land forms, parcel size and shape, as well as natural of engineering limitations, vary significantly from site to site, reasonable development regulations must take account of these variations.

The Flagstaff *Land Development Code* (LDC) requires that new development in non-established or “new zones” tie the intensity of development to the natural capacity of the site. The LDC sets specific standards applicable for the protection of selected natural resources such as flood plains, moderate (17-24.9%) and steep (25% and greater) slopes, and forest. Resource protection standards are applied to all sites at the time a development plan, subdivision plat, minor land division map, master plan, rezoning, or annexation is prepared and submitted to the City for review.

Understanding the application of resource protection standards is sometimes complicated by the difficulty of understanding the rules that regulate development in the City. It can be difficult to relate the numbers and projections in our zoning and land use regulations to actual projects on the ground.

This document includes residential, commercial, and industrial developments. The examples of development in the City of Flagstaff are provided with the intent to help readers understand the relationships between City regulations, actual development in Flagstaff, and the effects on the surrounding community. A location map of the projects is provided to encourage potential land developers to observe the field examples of projects that have met or exceeded the City’s resource protection standards. If you have any questions regarding the data contained in this document, please feel free to contact the City of Flagstaff Planning Division at 928/779-7632, ext. 7202.

DEFINITIONS

DIAMETER AT BREAST HEIGHT (DBH). A measurement of the size of a tree equal to the diameter of its trunk measured four and one-half (4-1/2) feet above natural grade.

FLOODPLAIN. Any normally dry land area that is susceptible to being inundated by water from any source and is the maximum area of land that, on the average, is likely to be flooded once every one hundred (100) years. For the purposes of this Ordinance, floodplain areas shall be considered as one of the following types based on Illustration 10-04-003-0004 of Chapter 10-04.

1. Urban Floodplains. Those delineated floodplain areas which are located in developed urban areas of the City of Flagstaff.
2. Rural Floodplains. Those delineated floodplain areas which are essentially open space and natural land uses and which are unsuitable for urban development purposes due to poor natural soil conditions and periodic flood inundation.

FOREST. The square footage of the drip line area of one or more tree(s), which trees have a diameter at breast height (DBH) of six (6) inches or more per Chapter 10-04, Section 10-04-003-0006 and Table 10-04-003-0006.

SITE CAPACITY ANALYSIS. A calculation of net buildable site area that takes into account its resource protection land, open space, and other recreation land.

STEEP SLOPE. Land area shall be considered a steep slope using the methodology in Chapter 10-04. Two categories based on relative degree of steepness are: seventeen (17) to twenty-four and nine tenths (24.9) percent, and twenty-five (25) percent and over.



**TABLE 10-04-004-0004
TOTAL RESOURCE PROTECTION LAND**

Resource/Natural Feature	District Protection Factor		
	LI	PL	RR, ER, RS, R1, UR, MR
	HI	UC	HR, RB, MH, SC, BP, BPI
1. RESOURCE TYPE			
Rural Floodplain	1.0	1.0	1.0
Urban Floodplain	.0	.0	.0
Slopes:			
25% and Over	.8	.8 ¹	.8 ²
17-24.9%	.6	.6 ¹	.7 ²
Forests	.2 ³	.3 ¹	.5 ²
All Other Land	.0	.0	.0

¹ Except for Conditional Use Permits for residential uses (e.g. apartments) in the UC District, which uses a residential district factor of .5 for forest protection and .8 and .7 for slope protection, unless utilizing the Planned Affordable Option.

² Forest and slope resource protection factors may be reduced 10% - 20% under the Planned Affordable Option per the City Affordable Housing Set-Aside Policy. For example, a .5 Forest resource protection factor reduced 20% = .4; a .8 Slope resource protection factor reduced 20% = .64. These reductions represent the maximum resource reductions possible and may not be exceeded by other reductions that may be adopted and applied through the Design Review Guidelines.

³ Except for commercial retail uses in the LI District, which use the UC protection factor of .3 for forest resource.

The property developer may, and is encouraged to, utilize resource-protected land in meeting requirements for: Landscaping and Parking Lot plantings (Divisions 10-06-002, 10-06-004), Open Space Ratio (Division 10-04-002), and Bufferyards (Division 10-06-003).

PROJECT LISTING

Residential – Detached

Linwood Heights
Lockett Park
Sinagua Heights

Residential – Attached

Oakwood Village Phase II
Ponderosa Highlands
Summit Park Condominiums

Commercial

The Firm Health Club

Commercial

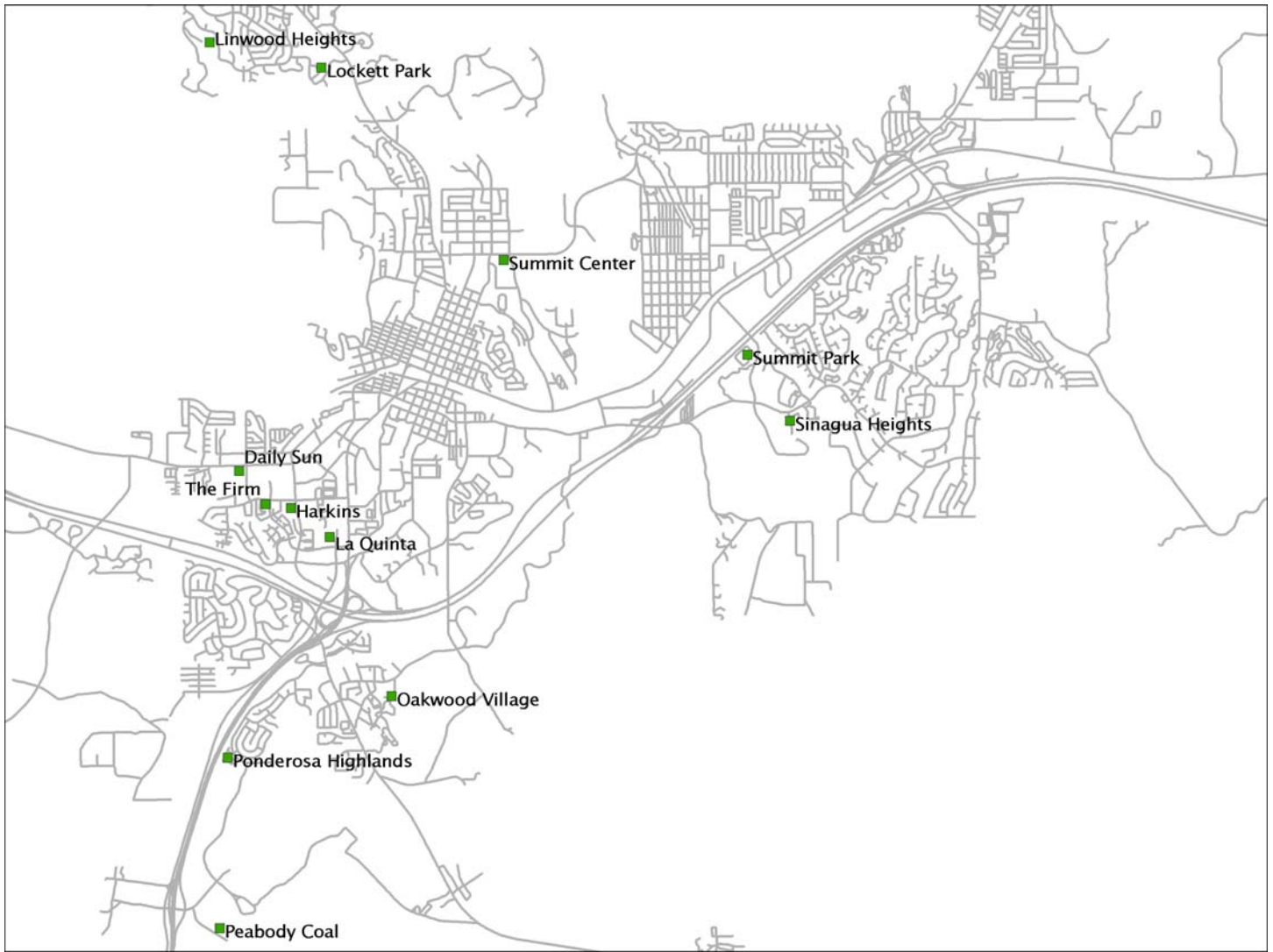
The Firm Health Club
Harkins Theatres
LaQuinta Hotel
Summit Center/Northern Arizona Orthopedics

Industrial/Commercial

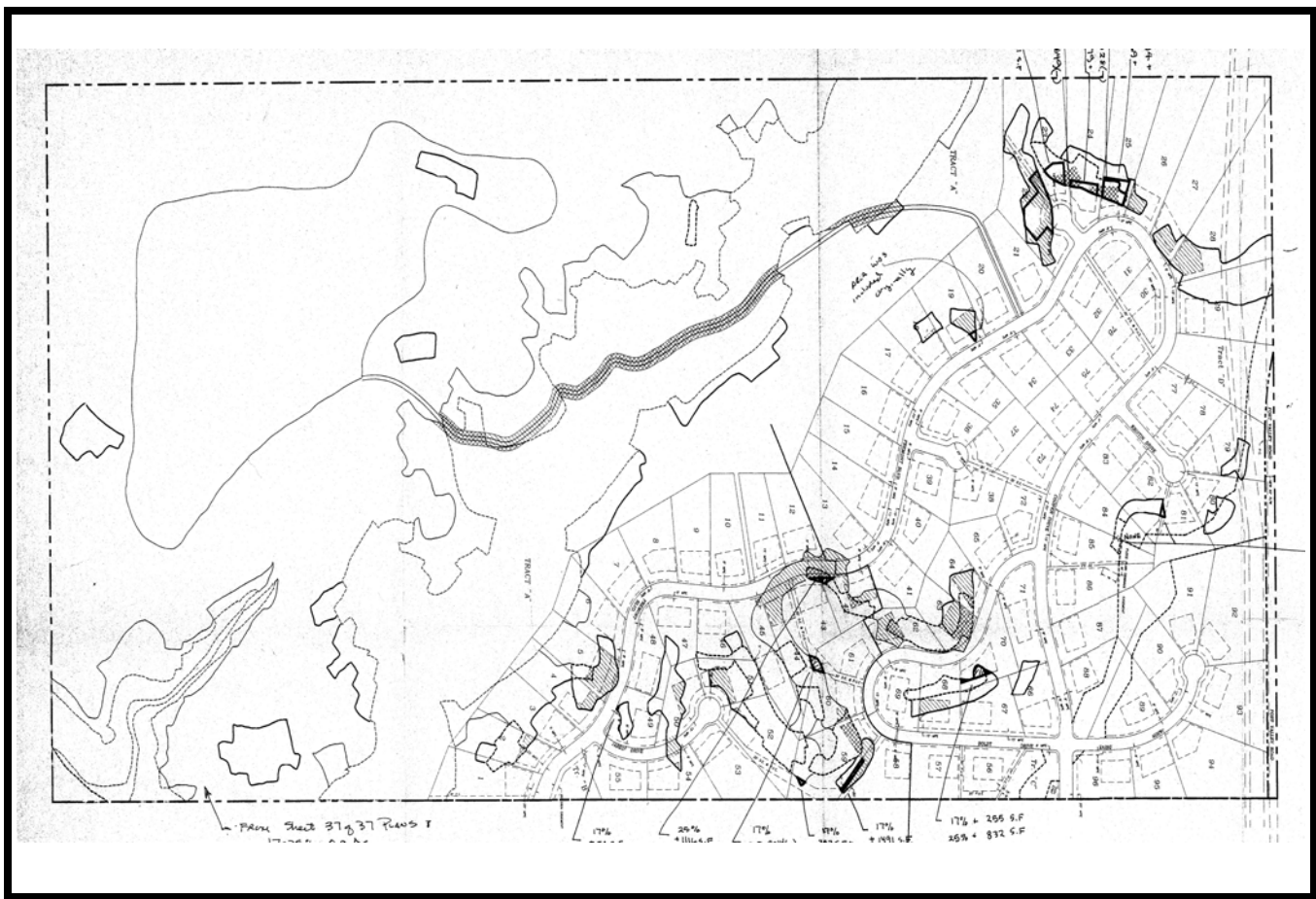
Arizona Daily Sun
Peabody Coal



CITY-WIDE RESOURCE SITE LOCATIONS



Project Type: Single-Family Planned Residential – Detached
 Project Name: LINWOOD HEIGHTS
 Location: 3500 Block West Fremont Avenue



Site Data

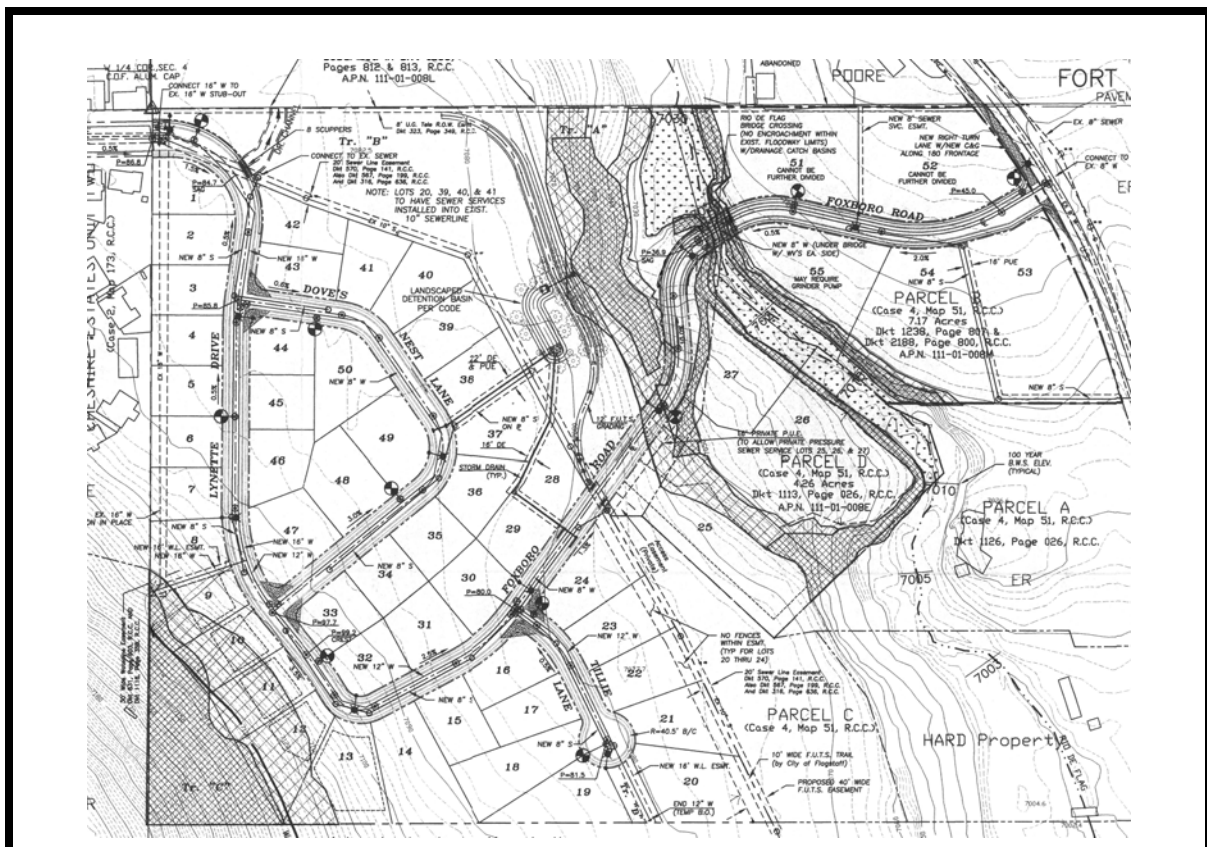
Zoning: RR, Rural Residential
 Site Acreage: 320.430
 Units/Sq. Ft.: 96 units

Resource Data

	<i>Total Acres</i>	<i>Preserved Acres</i>	<i>Percentage Preserved</i>
Floodplain	2.75	2.75	100.0%
Steep slope	48.000	45.460	94.7%
Moderate slope	32.000	27.880	87.1%
Forest	160.280	96.090	60.0%



Project Type: Single-Family Residential – Detached
 Project Name: LOCKETT PARK
 Location: 2900 North Fort Valley Road



Site Data

Zoning: R1, Single-Family Residential
 Site Acreage: 41.670
 Units/Sq. Ft.: 55 units

Resource Data

	Total Acres	Preserved Acres	Percentage Preserved
Floodplain	1.532	1.532	100.0%
Steep slope	3.235	3.195	98.8%
Moderate slope	2.555	1.790	70.1%
Forest	34.340	17.444	50.8%

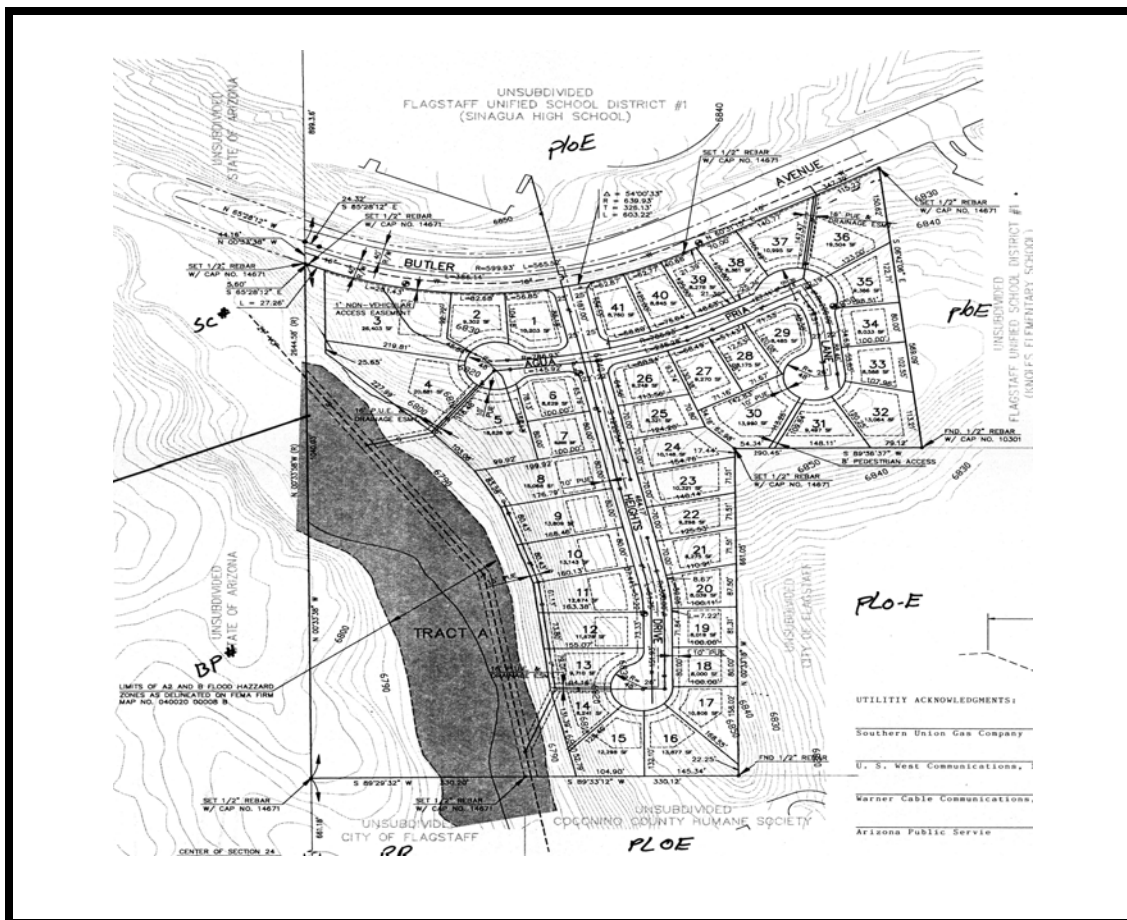


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Project Type: Single-Family Residential – Detached
 Project Name: SINAGUA HEIGHTS
 Location: 3951 East Butler Avenue



Site Data

Zoning: R1, Single-Family Residential
 Site Acreage: 18.347
 Units/Sq. Ft.: 41 units

Resource Data

	Total Acres	Preserved Acres	Percentage Preserved
Floodplain	4.028	4.028	100.0%
Steep slope	1.950	1.570	80.5%
Moderate slope	1.610	1.320	82.0%
Forest	2.940	1.580	53.7%

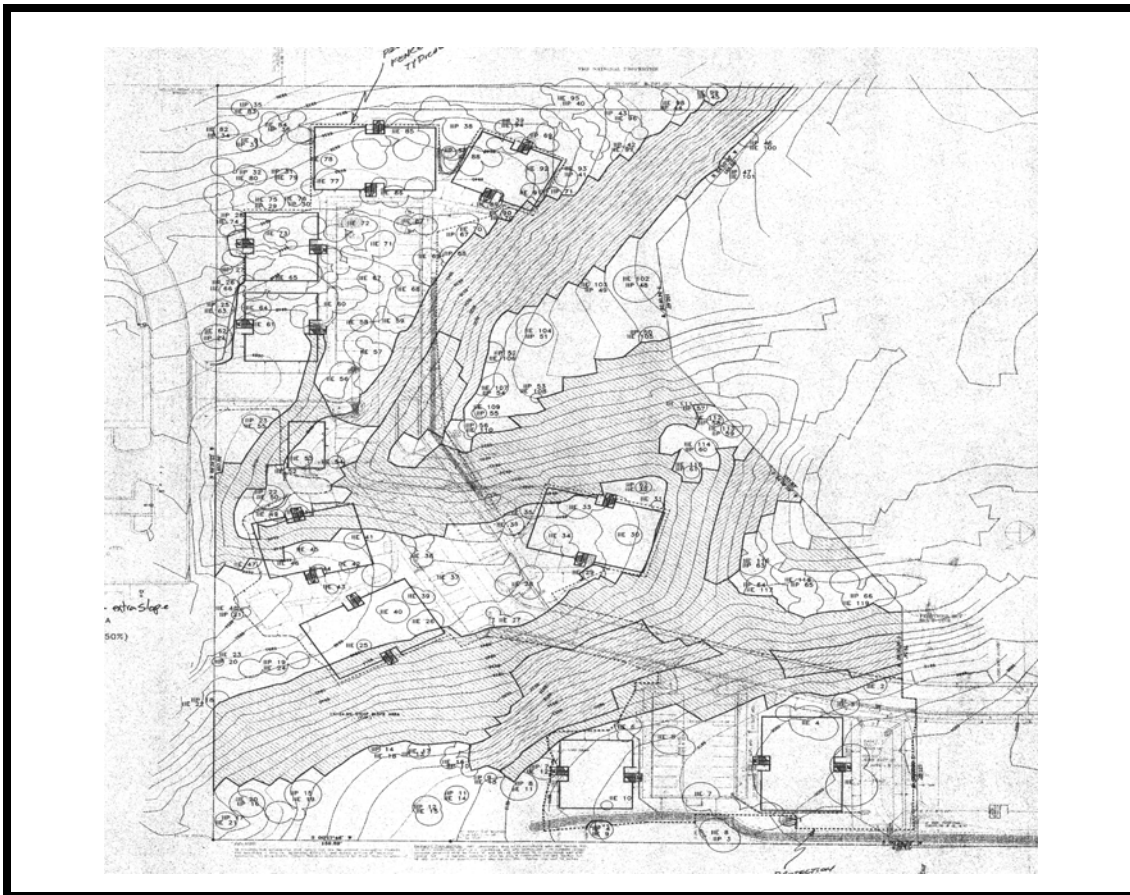


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Project Type: Residential Affordable Apartments – Attached
Project Name: OAKWOOD VILLAGE PHASE II
Location: 3400 South Kofa Drive



Site Data

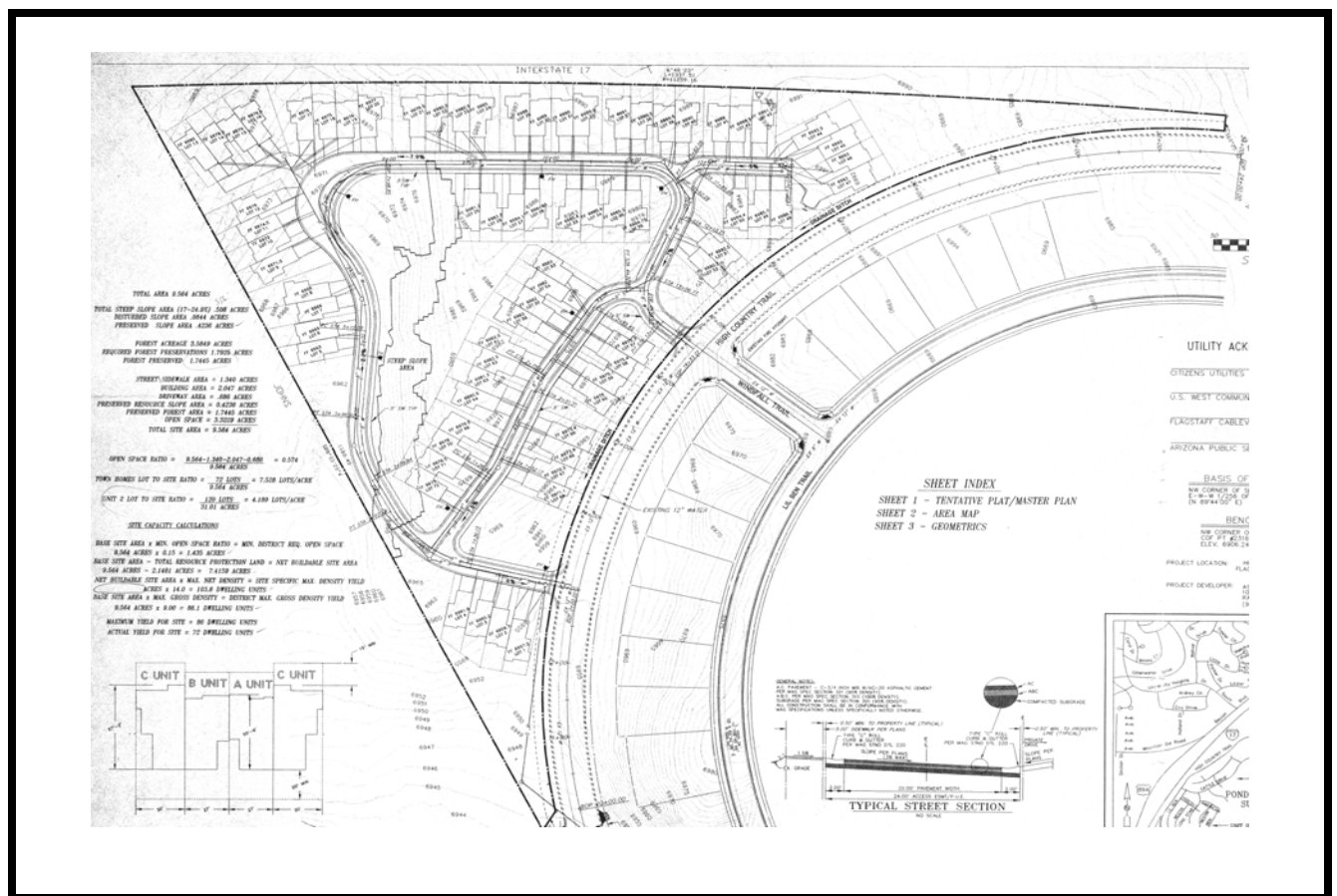
Zoning: MR, Multi-Family Residential
Site Acreage: 5.909
Units/Sq. Ft.: 72 units

Resource Data

	Total Acres	Preserved Acres	Percentage Preserved
Steep slope	0.763	0.646	84.7%
Moderate slope	1.581	1.128	71.3%
Forest	1.040	0.560	53.8%



Project Type: Residential Townhouses – Attached
 Project Name: PONDEROSA HIGHLANDS
 Location: 800 West High Country Trail



Site Data

Zoning: MR, Multi-Family Residential
 Site Acreage: 9.564
 Units/Sq. Ft.: 72 units

Resource Data

	Total Acres	Preserved Acres	Percentage Preserved
Moderate slope	0.508	0.440	86.6%
Forest	3.549	1.824	51.4%

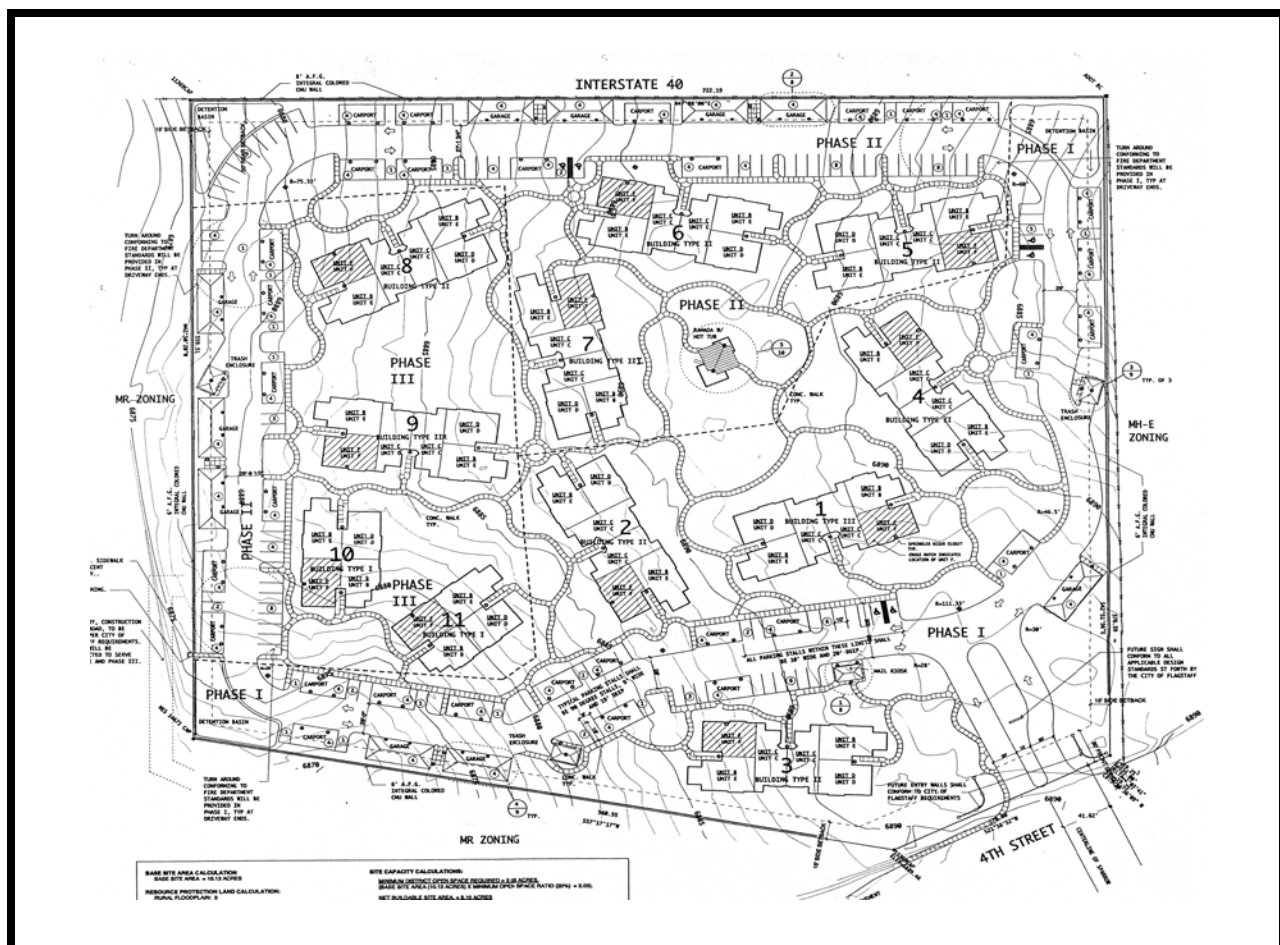


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Project Type: Residential Condominiums – Attached
 Project Name: SUMMIT PARK CONDOMINIUMS
 Location: 1401 North Fourth Street



Site Data

Zoning: HR, High Density Residential
 Site Acreage: 10.130
 Units/Sq. Ft.: 124 units

Resource Data

	Total Acres	Preserved Acres	Percentage Preserved
Forest	2.390	1.420	59.4%

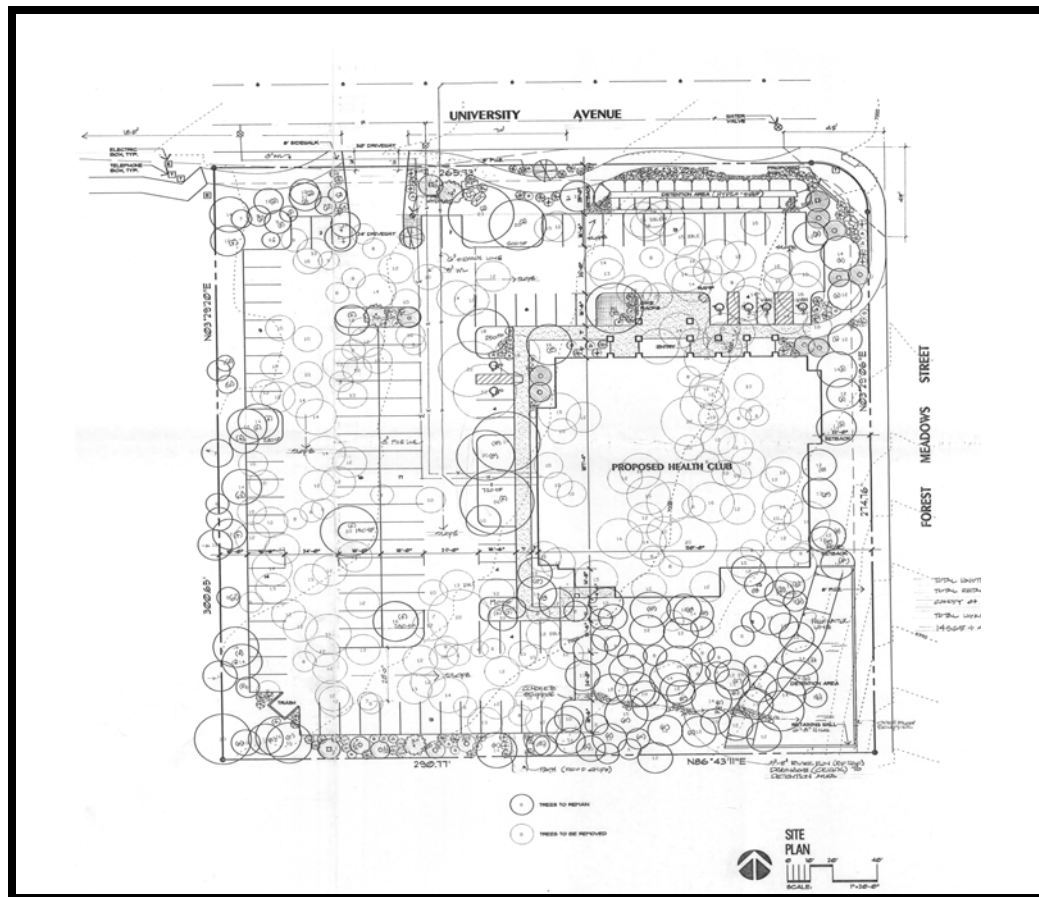


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Project Type: Commercial
 Project Name: THE FIRM HEALTH CLUB
 Location: 1301 West University Avenue



Site Data

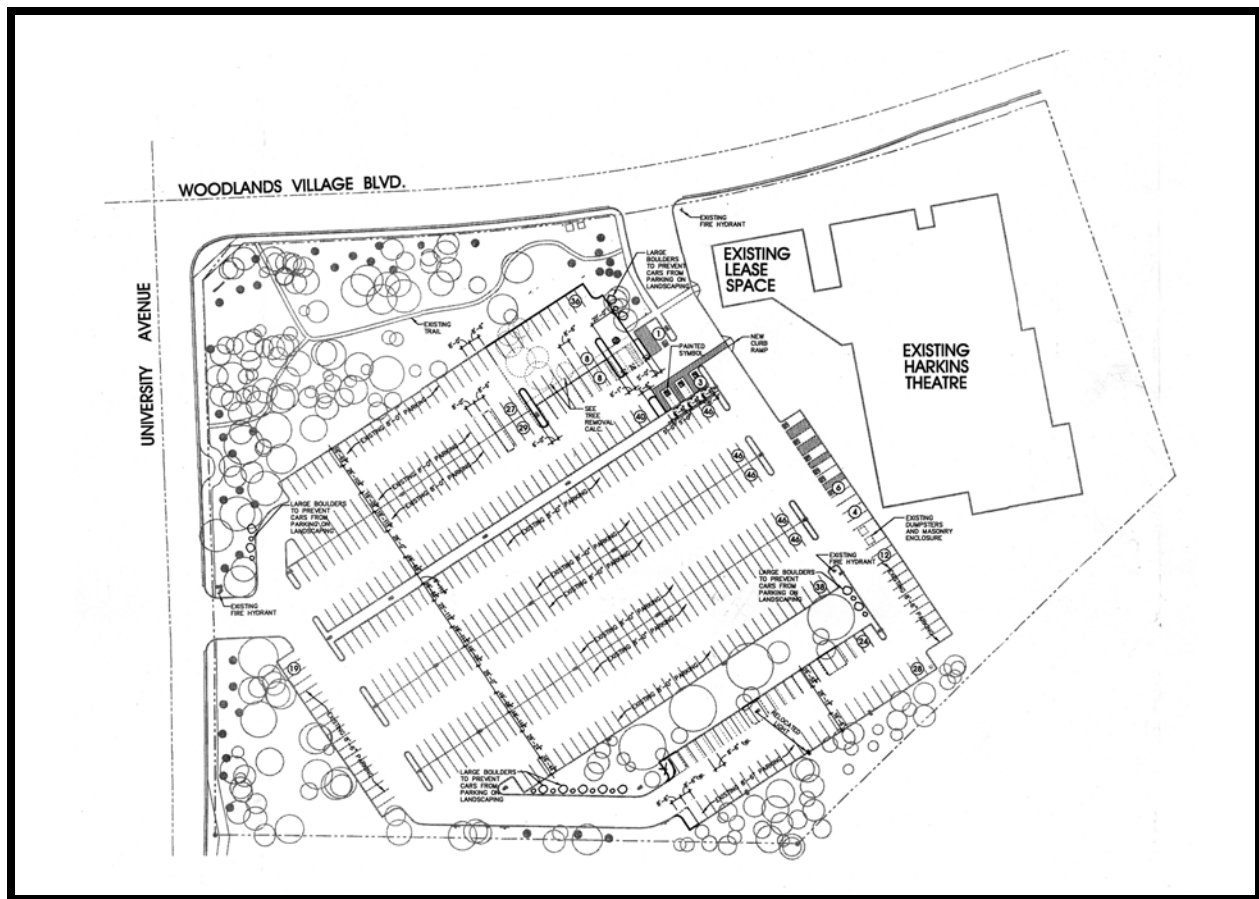
Zoning: UC, Urban Commercial
 Site Acreage: 2.001
 Units/Sq. Ft.: 23,395 square feet

Resource Data

	Total Acres	Preserved Acres	Percentage Preserved
Forest	1.034	0.330	31.9%



Project Type: Commercial
 Project Name: HARKINS THEATRES
 Location: 1959 South Woodlands Village Boulevard



Site Data

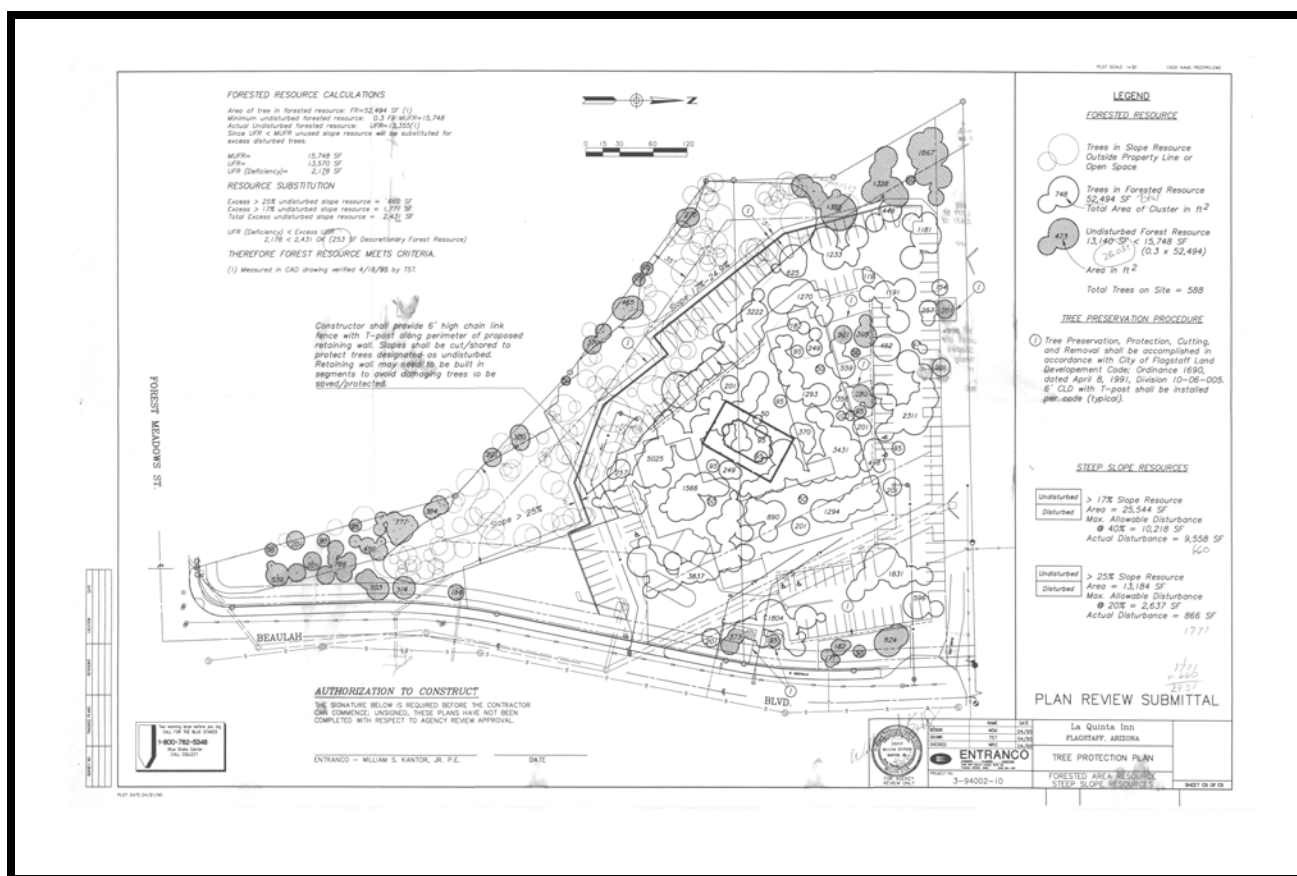
Zoning: UC, Urban Commercial
 Site Acreage: 8.150
 Units/Sq. Ft.: 46,040 square feet

Resource Data

	<i>Total Acres</i>	<i>Preserved Acres</i>	<i>Percentage Preserved</i>
Forest	3.370	1.020	30.3%



Project Type: Commercial
 Project Name: LA QUINTA HOTEL
 Location: 2015 South Beulah Boulevard



Site Data

Zoning: UC, Urban Commercial
 Site Acreage: 4.010
 Units/Sq. Ft.: 66,550 square feet

Resource Data

	Total Acres	Preserved Acres	Percentage Preserved
Steep slope	0.300	0.280	93.3%
Moderate slope	0.520	0.370	71.2%
Forest	1.210	0.900	74.4%

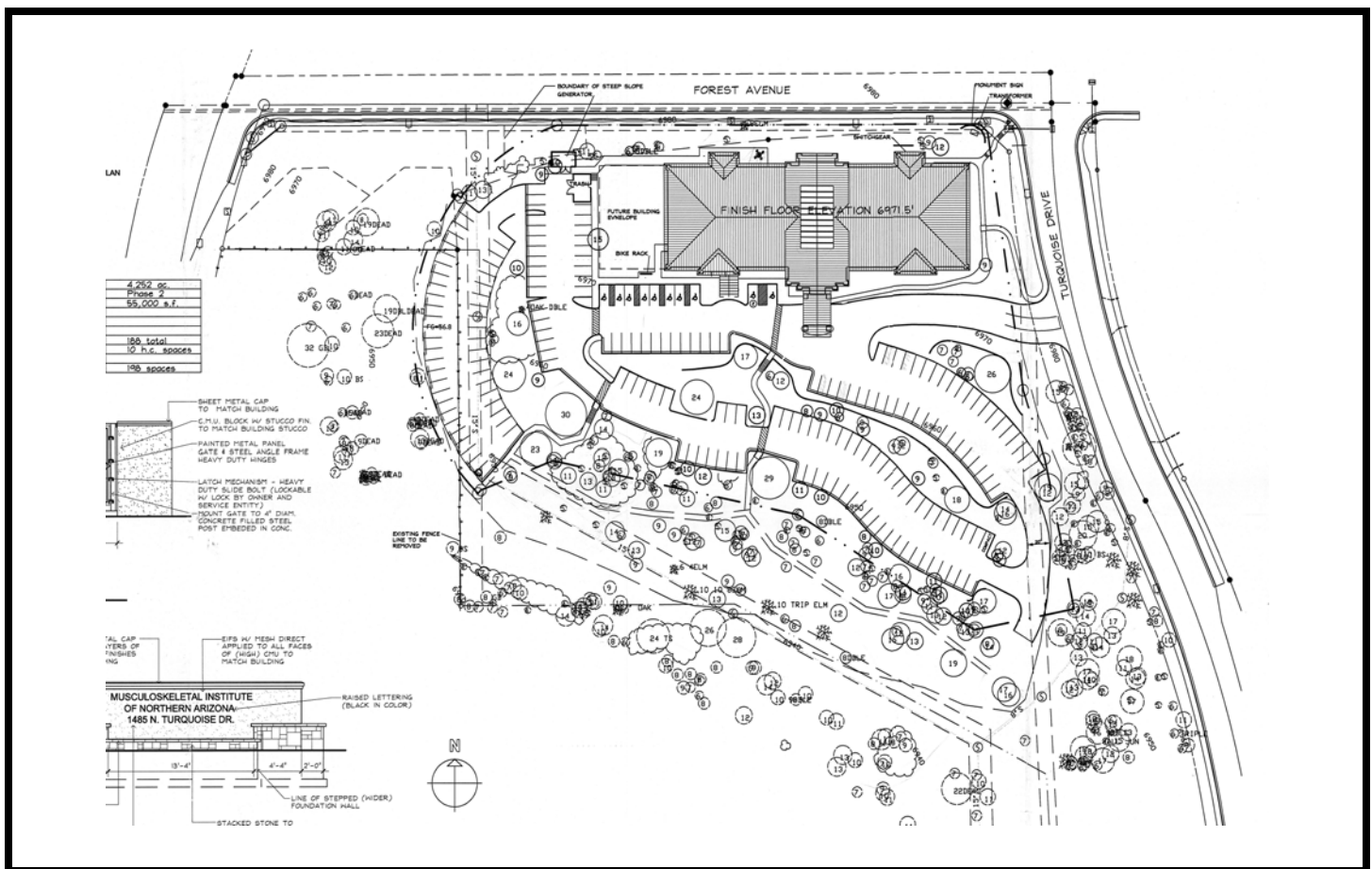


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Project Type: Offices
 Project Name: SUMMIT CENTER/NORTHERN ARIZONA ORTHOPEDICS
 Location: 1485 North Turquoise Drive



Site Data

Zoning: UC, Urban Commercial
 Site Acreage: 5.154
 Units/Sq. Ft.: 50,850 square feet

Resource Data

	Total Acres	Preserved Acres	Percentage Preserved
Floodplain	0.902	0.902	100.0%
Steep slope	0.040	0.037	92.5%
Forest	0.958	0.482	50.3%

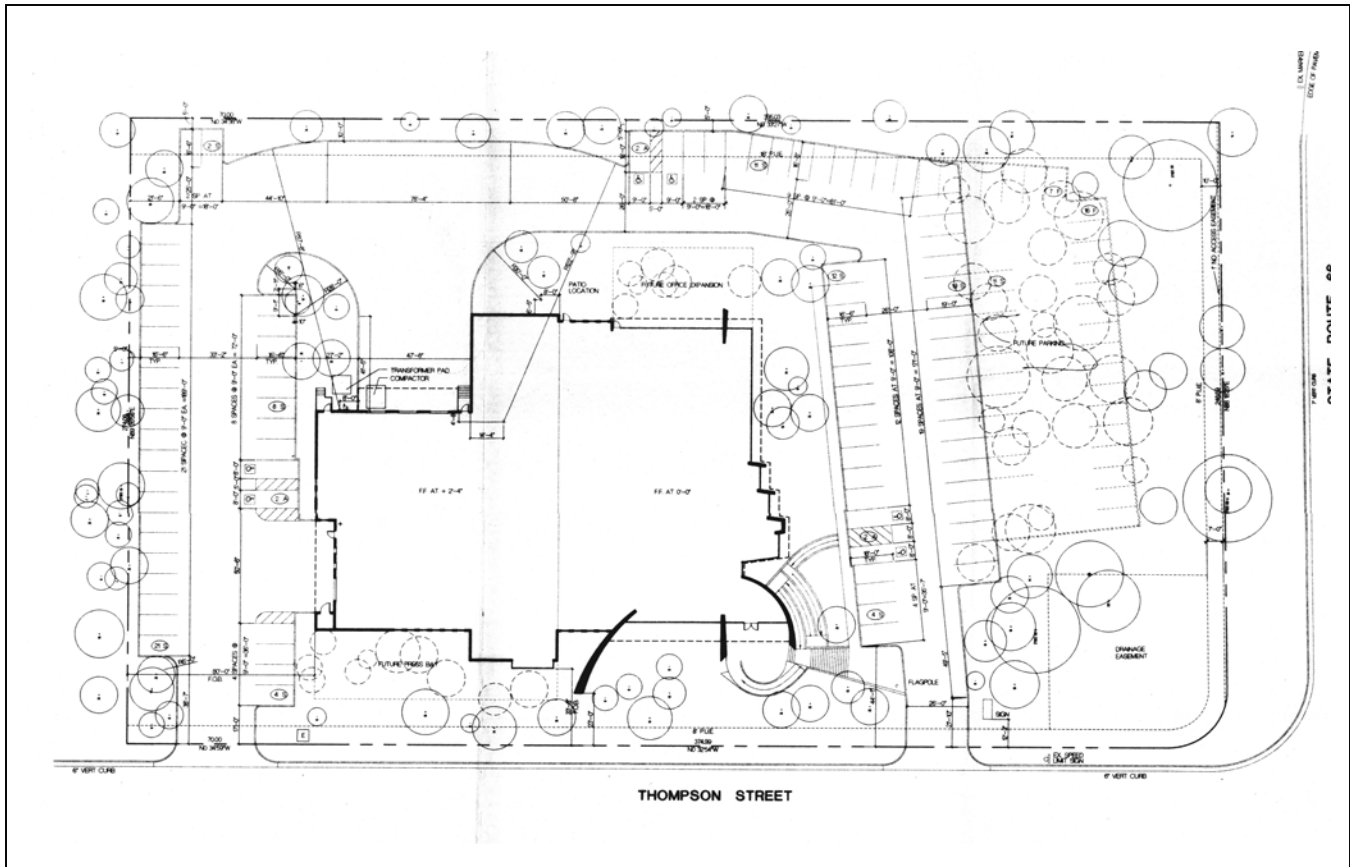


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Project Type: Commercial/Office
 Project Name: ARIZONA DAILY SUN
 Location: 1751 Thompson Street



Site Data

Zoning: LI, Light Industrial
 Site Acreage: 2.94
 Units/Sq. Ft.: 23,000 square feet

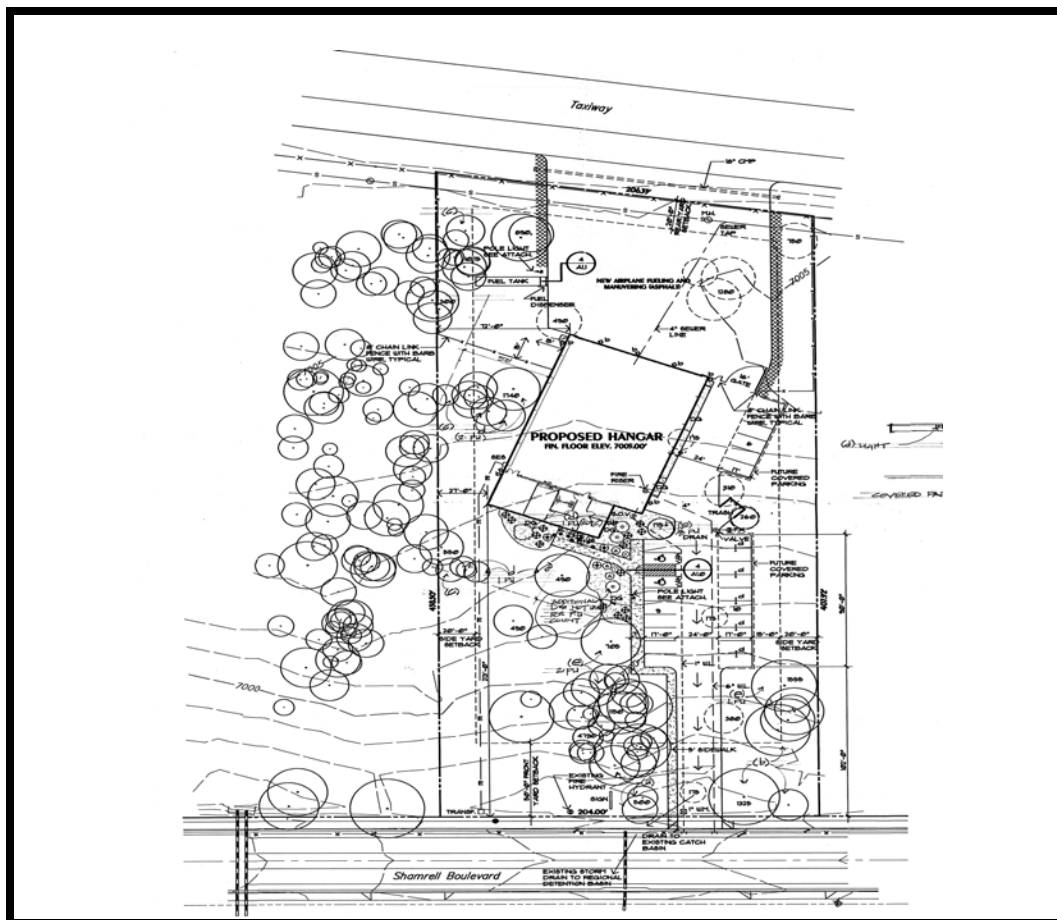
Resource Data

	<i>Total Acres</i>	<i>Preserved Acres</i>	<i>Percentage Preserved</i>
Forest	1.39	.29	60.0%

NOTE: Existing tree canopy coverage presented is greater than 21.5% because Phase II building & parking expansion has not been implemented.



Project Type: Industrial
 Project Name: PEABODY COAL
 Location: 2836 West Shamrell Boulevard



Site Data

Zoning: BPI, Business Park Industrial
 Site Acreage: 2.000
 Units/Sq. Ft.: 9,536 square feet

Resource Data

	Total Acres	Preserved Acres	Percentage Preserved
Forest	0.427	0.339	79.4%

